

NEW ASH GREEN VILLAGE ASSOCIATION LIMITED
 Meeting of the **AMENITY COMMITTEE** to be held
On Tuesday 3rd September 2024 at 8.00pm at the Pavilion

Present: Alex Franklin – Chair
 Louise Walsh
 Adrian Clark
 Paul Campion
 Paul Yeoman
 Jo McGarvey

1. **APOLOGIES** were received from Terry Vivian
2. **MINUTES** of the meeting held on 23rd July 2024 were agreed and signed as a correct record
3. **MATTERS ARISING**
 - a) **Punch Croft Front Doors**
 - b) **21 Redhill Wood/Replacement windows** all details to be sent to CoM for review and possible enforcement action
 - c) **15 Bowes Wood/Unapproved window in flank wall** all details to be sent to CoM for review and possible enforcement action
 - d) **35 Redhill Wood/Unapproved fence** all details to be sent to CoM for review and possible enforcement action
 - e) **128 Ayelands/Proposed Summerhouse** awaiting site plan
 - f) **Lambardes RS/Proposed tree work** subsequent to the meeting PC responded favourably and this application was approved in accordance with the details submitted
4. **EXTENSION AND CONSERVATORIES**
 - a) **109 Manor Forstal/Double storey rear extension** AF declared an interest and took no part in the discussion. The application for a double storey rear extension was approved in accordance with the details submitted and subject to the following conditions:
 - i) To be built in accordance with the design details submitted
 - ii) All materials and design details to match existing
 - iii) Windows must be finished to match the neighbourhood colour scheme
 - iv) Completion and return of the Form of Undertaking
 - v) Notification of start date to the VA
 - b) **48 Spring Cross/Replacement extension** retrospective approval was given in accordance with the details submitted
5. **REPLACEMENT WINDOW AND DOOR UNITS & other Miscellaneous Applications**
 - a) **16 Olivers Mill/Summerhouse** the application for a replacement shed was approved in accordance with the details submitted
 - b) **50 Colt Stead/Summerhouse** OM to write to resident to request a site plan
 - c) **48 Spring Cross/Bird spikes** the application to install bird spikes was approved in accordance with the details submitted subject to the following conditions:
 - i) Spikes are to be transparent
 - ii) Regular maintenance to be undertaken to ensure they remain in position
 - d) **8 Capelands/Greenhouse** the application to erect a greenhouse was approved in accordance with the details submitted
 - e) **3 Lance Croft/Replacement patio doors** There was no objection to the proposal for new patio doors to be installed in accordance with the details submitted provided they were installed in an existing opening and finished in the neighbourhood colour scheme
 - f) **34 Bowes Wood/Wood burner and flue** the application to install a flue for a wood burner was not approved. Any flue at the front of the house would be a trespass over amenity land and is not in keeping with the design principles of the village. It was suggested that the residents look at an alternative location within their boundary and encase the flue in brick so as to be visually unobtrusive. It was noted that the examples cited by the residents are recorded as a breach of the restrictive covenants
 - g) **28 Spring Cross/Replacement roof** retrospective approval was given in accordance with the details submitted
 - h) **112 Farm Holt/Replacement front door** the application for a replacement front door was approved in accordance with the information submitted and subject to the following conditions:
 - i) The size of the external opening is not altered
 - ii) There is a central spline below the centre rail with an identical solid panel each side of it. Above the centre rail there is a central spline with equal glazed panels either side.
 - iii) Glazing should be plain obscured glass (not leaded, squared or patterned)
 - iv) Frame sections are the same dimensions as the original items
 - v) All materials to be finished to match the approved neighbourhood colour scheme, which in this case is white
 - vi) Notification of completed work to be given to the VA

i) **76 Bazes Shaw/Replacement shed** the application for the replacement shed was approved in accordance with the details submitted

j) **19 Spring Cross/Replacement fence** the application for the replacement fence was approved in accordance with the details submitted on the condition that the posts and gravel boards are painted to match the neighbourhood colour scheme

6. VA MATTERS

a) **Replacement barriers** awaiting a response from the Hardlands Director regarding a suitable replacement as the one suggested by the committee is not available in the desired sizes. Committee members will do some research into alternatives for the next meeting. PY to investigate the viability of fabricating our own barriers.

7. BREACHES

a) **21 Penenden/Unapproved cable** health and safety information received to add to breach file

b) **54 Caling Croft/Unapproved alteration to front garden** OM to write to resident advising of the breach and request remedial action before 15th October meeting or a breach will be issued

c) **148 Bazes Shaw/Unauthorised land grab** breach recorded. Information passed to OM for enforcement action

d) **94 Colt Stead/Unapproved window boxes** OM to write to resident advising of the breach and request remedial action before 15th October meeting or a breach will be issued

e) **24 Bowes Wood/Unapproved EVCP** it was noted that this constitutes an aerial trespass and should be recorded as a breach. OM to quote nearby example of 22BW as a suitable cover for the EVCP, which would be a satisfactory compromise

f) **91 Chapel Wood/Aerial trespass – Air conditioning unit** OM to write to resident advising of the breach and request remedial action before 15th October meeting or a breach will be issued

g) **17 Lambardes/Unapproved planting** further to remedial action, the breach has been removed

h) **50 Lambardes/Unapproved RWP** OM to write to resident advising of the breach and request remedial action before 15th October meeting or a breach will be issued

i) **67 Lambardes/Unapproved facia** resident has agreed that this can be repainted as part of the neighbourhood repaint. Update to be provided by LARS for the next meeting

j) **113 Millfield/Unapproved rendering** OM to write to resident advising of the breach and request remedial action before 15th October meeting or a breach will be issued

k) **89 Caling Croft/Unapproved glass in front door** OM to write to resident advising of the breach and request remedial action before 15th October meeting or a breach will be issued

l) **86 Caling Croft/Unapproved paint on front door** OM to write to resident advising of the breach and request remedial action before 15th October meeting or a breach will be issued

m) **74 Caling Croft/Unapproved front door** OM to write to resident advising of the breach and request remedial action before 15th October meeting or a breach will be issued

8. RESIDENTS SOCIETY MATTERS

a) **Bazes Shaw RS/Replacement bollards** OM to write again to request remedial action before possible enforcement action is taken

b) **Knights Croft RS/Tree planting** the replanting scheme was approved in accordance with the details submitted

c) **Knights Croft RS/Proposed tree work** OM to write and ask for an update on the proposed works

d) **Olivers Mill RS/Additional bins** OM to write to request further information such as location details, size and design, before a decision can be made

e) **Spring Cross RS/Proposed tree work** the application for various tree works was approved in accordance with the details and arboriculturist report submitted

f) **Olivers Mill/Front door advice** OM to write and confirm that of the images provided only option A is not an approved design

9. VILLAGE CENTRE

10. OTHER BUSINESS

a) **Ash Parish Council/Speed indicator** the application for a speed indicator was approved in accordance with the details submitted, subject to it being solar powered

b) **SDC Councillors/Warning signs** the application for a warning sign at the Wents crossing was approved in accordance with the details submitted. It was noted that approval could not be given for "slow" markings in the road or the warning sign on the Manor Gardens Side of the crossing as these areas are not VA owned. Approval for these items would have to be sought from KCC and Manor Gardens respectively.

c) **126 Punch Croft/Revised plans** AF declared an interest and took no part in the discussion. The revised plans were approved in accordance with the details submitted

d) **45 Knights Croft/Aerial trespass – Satellite dish** further to correspondence from the resident confirming the new position of the dish, it was agreed that while the breach would remain, no further action would be taken

e) **Spring Cross RS/Compound fence** the application for the replacement fence was approved in accordance with the details submitted on the condition that the posts and gravel boards are painted to match the neighbourhood colour scheme

f) 15 The Mote/Replacement windows and doors retrospective permission was granted in accordance with the details submitted.

g) 2 Lambardes/Extension further to complaints regarding the extension, it was agreed that the OM would write to the architect to ensure that the submitted plans were adhered to. An update will be provided at the next meeting

h) Neighbourhood repaint it was noted that Orpin's advised that the Chestnut Solignum is being discontinued. LW advised that Sadolin Superdeck provide a colour match for the Solignum colour palette.

i) Lambardes RS/Repaint colour it was noted that the RS had yet to submit an application to add a new colour to the repaint scheme. OM to write and advise that this matter is still outstanding and that the front door at number 38 constitutes a breach of covenant.

11. NEXT MEETING: 15th October 2024